

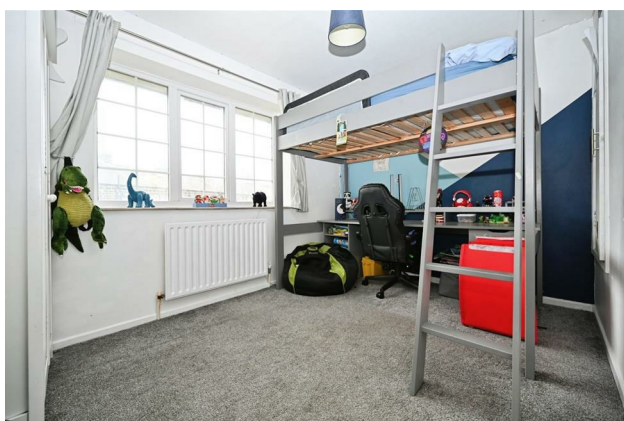
# HUNTERS®

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**23 Lea Mill Park Drive, Yeadon, Leeds, LS19 7YH**

**Asking Price £220,000**

**Property Images**





## Property Images

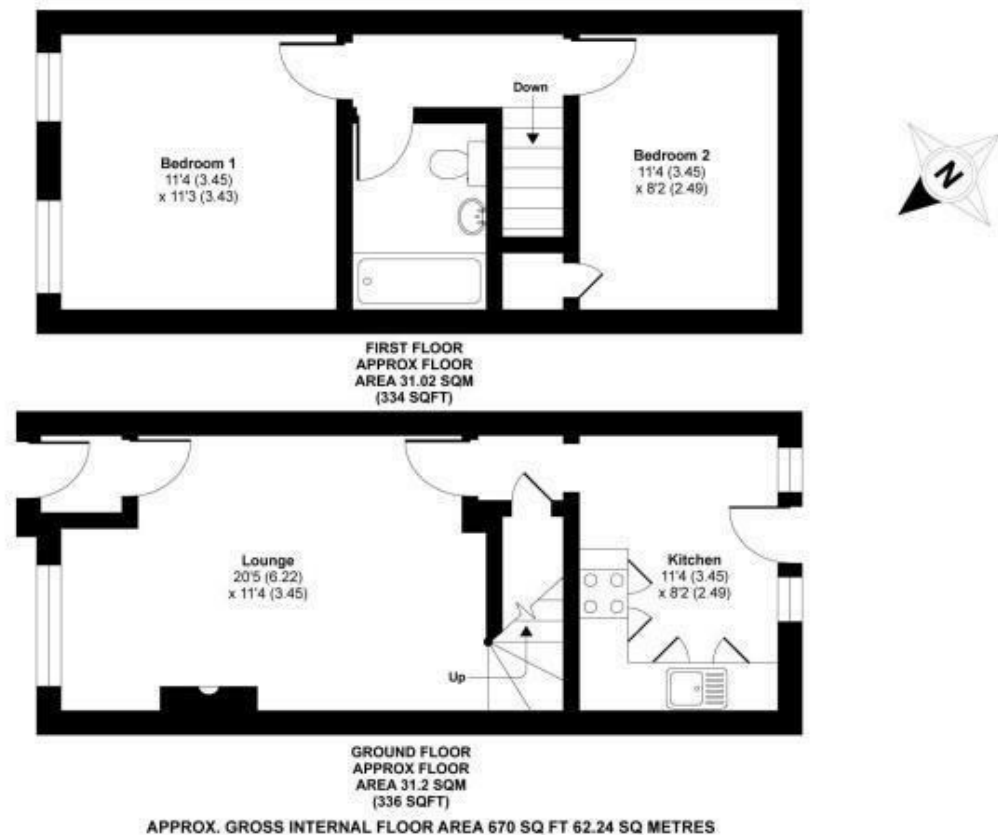


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## Property Images


## Lea Mill Park Drive, Yeadon, Leeds, LS19



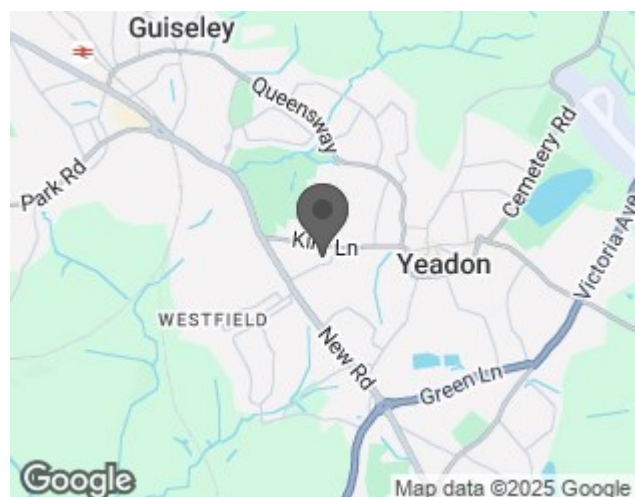
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>69</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

Nestled in a quiet cul-de-sac location, this delightful two double bedroom property is perfectly suited for first-time buyers or buy-to-let investors alike. The home offers well-proportioned accommodation, convenient access to local amenities, and a garden that enjoys a desirable south-westerly aspect—ideal for those who love spending time outdoors.

On entering the property, you are welcomed into an entrance hall that leads into a bright and spacious lounge. The dining kitchen, located to the rear of the home, provides access to the garden—making it a great space for both everyday living and entertaining. Upstairs, there are two generously sized double bedrooms and a family bathroom, ensuring plenty of space for comfortable living.

Externally, the property boasts a low-maintenance gravelled garden to the front, while the rear garden is laid mainly to lawn, offering a lovely spot to relax or enjoy a summer barbecue. A single garage provides additional storage or parking options, which is a valuable asset in this area.

Additional features include gas central heating and double glazing, ensuring the property is energy-efficient and comfortable throughout the year.

With its combination of a peaceful setting, practical layout, and close proximity to shops, schools, and transport links, this property presents an excellent opportunity for a range of buyers. Early viewing is highly recommended to appreciate all that this charming home has to offer.

## Features

• ENCLOSED GARDEN TO REAR • CUL DE SAC  
POSITION • GARAGE AND DRIVEWAY • CLOSE TO PARK, SCHOOLS  
AND AMENITIES • TWO DOUBLE BEDROOMS • BREAKFAST  
KITCHEN • IDEAL FIRST TIME BUYER PROPERTY